

## REALTY MARKET NEWS AND COMMENT

Many Women Figure as Buyers in Day's Trading—Investors Active.

### WEST SIDE HOUSE SOLD

Banker Parts With \$50,000 Home in 87th St.—Trade Moves Into 50th St.

From reports of sales and the character of properties sold it seems that people are putting their money into investment properties in sections which will be benefited either by the new subways or the removal of population northward. A number of women figured as buyers in yesterday's market, which affected particularly properties at the eastern end of the city. The center of trade through the Fifth avenue district is claiming dwellings in West Fifteenth street. Seven have been taken for commercial uses in the last two months.

**CALL FOR SMALL PROPERTIES.**

**WEST 54TH STREET.**—The two five-story flats at 517 and 519 West Fifty-second street, recently by Max Matisse, under the name of the Matisse Realty Corporation, have been sold to M. T. de Lemos, who proposes to hold them as an investment. The houses cover a plot 58x100 feet and were in the possession of D. T. and L. J. Rogers for thirty years before they passed to Mr. Matisse.

J. K. Moore was the broker in the deal.

**WEST 135TH STREET.**—Smith & Mitchell have sold for Harriet Finch to Elizabeth Craig 360 West 135th street, a three story and basement dwelling, on lot 16.18x91.1.

**EAST 219TH STREET.**—Hugo Wabert has sold his residence and two small dwellings on the north side of East 219th street, about 50 feet east of Barnes avenue.

**GRAND AVENUE.**—Charles S. Kohler has sold for Elizabeth C. Doherty the dwelling and garage, on plot 16.18x91.1, Grand avenue.

**CONCOURS.**—Friedrich H. Schreyer has sold to the Rocky Creek Realty Company, George S. Runk vice-president, 2297 Concours, a four story apartment house, on plot 50x78, near 134th street, held at \$38,000. The seller took in exchange the plot, 50x100, on the north side of 227th street, 100 feet west of Adriatic avenue. W. W. Miller was the broker.

**RANKER TRADES OLD HOUSE.**

Parker D. Hand of the Hand & Harmon balloon dealers, who some time ago purchased the Kempner house at 14 East Seventy-fourth street, has given his residence at 50 West Eighty-seventh street in part payment. The West Side property was held in the market at \$50,000.

The sale, still待定, included the four story American basement dwelling at 469 West 144th street for a term of years for Frank M. Wells to Mrs. Lucy C. Driscoll, also the three story and basement dwelling at 226 West 142nd street for John B. Case to Mrs. H. Murphy.

A. L. Scheuer has leased the Steyne residence at 24 East Seventy-third street. Mr. Scheuer now lives at 159 West Seventy-ninth street.

**MORE ROOM FOR NURSES.**

Douglas L. Elliman & Co. have leased for the estate of Dr. William E. Anderson at 825 Madison avenue, a four story dwelling on lot 28x84, for a term of years, to the Presbyterian Hospital as an additional home for their nurses.

**SHARPS AND FLATS RENTS CLUB.**

K. B. English has leased for Adolf Auerbach the four story and basement dwelling at 224 West Forty-sixth street to the Sharps and Flats Club.

**TENANTS FOR APARTMENTS.**

Pease & Elliman have leased an apartment at 230 West Seventy-sixth street, the southwest corner of Broadway, to Charles Henderson.

The Payson McIlroy Merrill Company has leased, furnished, an apartment at 562 Park avenue for Beckman P. Ilsey.

**MR. BRADY BUYS COLONY CLUB.**

Mr. Genevieve G. Brady, wife of Nelson G. Brady, president of the New York Edison Company, is the buyer of the former home of the Colony Club, a five story building at 120, 122 and 124 Madison avenue, on plot 78.11x84. The property was sold reported to have been sold to C. P. Wiley, an apartment at 969 Park avenue to J. M. Stuart Worley, and 418 Madison avenue to C. Fletcher and A. C. Collins.

Goodwin & Goodwin have rented apartments at 399 West Ninety-third street to Edward J. Churchill, H. C. Andrews and Morris Segal, at 63 East Seventy-sixth street to Dr. Monroe J. Kellerman, at 115 West Ninety-fifth street to John M. Bovey, and Margaret Jonas and Abram B. Klein.

Frank A. Seaver & Co. have sold the plot, 40x119, the south side of Ninety-first street, 100 feet west of Colonial road, to Henry Horan.

**JERSEY SENATOR BUYS HERE.**

Nelson Lee & Green have sold for \$10,000 to ex-Senator W. C. Gobin of Clinton, N. J., 28 and 30 West 82d Street, two four story dwellings which the seller completed in April and which are rented at \$15,500 per annum. The houses were held at \$180,000.

**CLERGYMAN BUYS IN QUEENS.**

The Swedish Lutheran Church has sold to the Rev. A. Phillipovsky the dwelling, on plot 50x100, at the northeast side of Potter avenue, 100 feet southeast of Bartow street, Long Island City.

**BAYSIDE ESTATE.**

Frederick W. Whittaker has sold his six acre estate and 100-year-old dwelling on the Rock Hill road opposite the Bayside golf links, Bayside, L. I., to F. J. Meyer.

**DEAL IN SOUTHAMPTON COLONY.**

Dr. Albert H. Elly has sold his summer place, Elyria, in Ox Pasture road at Southampton, L. I., to James Shawan, Jr., of Manhattan.

**WOMAN BUYS BLDG PT. PLACE.**

Baker Crowell, with Thomas E. Kennedy, has sold the Olive M. Sherry water front estate at 100 West 100th Street, N. Y. L. to Helen L. Worcester of Manhattan. The reported price is \$20,000.

**BUILDER BUYS AT WYKAGYL.**

The North Avenue Land Company has sold a large plot at Wykagyl Park, New Rochelle, to Malcolm Johnson, a builder, who will erect two high class residences.

**GREENACRES CORNER SOLD.**

The Scarsdale Estates has sold a large corner plot on Greenacres avenue and Charles place, in the Greenacres section of Scarsdale, to Dr. H. W. Coolidge of New York city.

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**WITHERSPOON'S BUY ESTATE.**

Herbert Witherspoon and Florence Hukie Witherspoon have bought through the Fiftieth street office of Mrs. Gerrit Smith the estate at Tokeneke, Conn., known as Shorewood. Standing on high ground, which slopes directly to the shores of South Cove, is a large English house, containing 16 rooms and surrounded by great oaks and pines. It looks over the cove to the club and extending across the Sound to the shores of Long Island. Mr. Witherspoon's plans include a new garage, walls and hedges about the place and extensive landscape work.

**SELLS CONNECTICUT FARM.**

Hugo Wabert has sold a thirty-six acre farm with stock and crops, near Middleton, Conn., to E. Peterson.

**BUY MOUNTAIN LAKES HOMES.**

H. Behrbohm of New York has bought an Italian villa at Mountain Lakes, N. J. It is a large plot facing the Glen road and overlooking Wildwood lake. One of the features of the house is a huge panelled living room with massive open fireplace, completely constructed for hardwood fires. Another sale at Mountain Lakes affected a house and a garden cottage, both which were bought by C. G. Meinken. The house is of the California type adapted to Eastern conditions.

**BUYER IN RECENT DEAL.**

Morris Mayer is the buyer of the dwelling at 155 Sixth avenue, sold recently by the Dry Dock Savings Institution.

**\$100,000 GARAGE FOR EAST SIDE.**

A five story garage to cost \$100,000 will be erected at 113 to 115 East Thirty-second street, facing the corner, according to plans by former Congressman Jefferson M. Levy. The site, which is owned by former Congressman Levy, is now covered by three five story tenements. The plans were filed by A. L. von Mayhoff as owner and architect.

**BUSINESS SPACE LEASED.**

Malcolm E. Smith & Rudolph C. Culver, have rented an office in 155 Madison avenue to the American Ink Company.

Leased floors at 200 Madison street to George E. Chastell for a term of years and a floor at 50 Meekin street to the H. & A. Jones Envelope Company.

Pepe & Bro. have leased lots at 48 West Broadway to Marco Gelb and S. Horowitz; also the store at 55 Washington Square to Ross Bros. and the store at 149 East Fifteenth street to the General Hotel Employment Agency.

**CITY DWELLING RENTALS.**

Pease & Elliman have leased for William Sittenbach to the Cockcroft Studios the three story and basement dwelling at 23 West Fourteenth street, between Fifth and Sixth avenues; for E. Grossberg, 110 West 100th street, the four story and basement dwelling at 3 East Ninth street, near Fifth avenue, and for W. C. Breed to the K. L. Realty Company, the five story American basement dwelling at 341 West Seventy-seventh street, adjoining the north corner of Riverside Drive.

John C. Gilliland, who planned the four story American basement dwelling at 469 West 144th street for a term of years for Frank M. Wells to Mrs. Lucy C. Driscoll, also the three story and basement dwelling at 226 West 142nd street for John B. Case to Mrs. H. Murphy.

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### TRANSACTIONS RECORDED.

(With name and address of lender and attorney, if any, and name of first party of the first part.)

**Down town.**

(South of Fourteenth street)

**BEAVER ST.** 151 W. 3rd St. Oct. 1, 1917. At 50x100, lot 2-411 West 4th St. to C. W. & Co. 100% per cent; added.

**FOREST AV.** 151 W. 3rd St. Oct. 1, 1917. At 50x100, lot 2-411 West 4th St. to C. W. & Co. 100% per cent; added.

**CHAMBERS ST.** 151 W. 3rd St. Oct. 1, 1917. At 50x100, lot 2-411 West 4th St. to C. W. & Co. 100% per cent; added.

**ADTEN LANE.** n. w. c. Front st. Oct. 1, 1917. At 50x100, lot 2-411 West 4th St. to C. W. & Co. 100% per cent; added.

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